



CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton, City Planner

Date: 03.026.2012

RE: CUP # 008-12 Bison Tires

Case Information:

Case:	CUP# 008-12
Applicant:	Bison Tires, LLC
Parcel(s):	15N12 120
Area:	1.01 acres
Location:	9420 Hwy 92
Property Owner:	Petroleum Realty Corporation
Current Zoning:	GC w/ Parkway Overlay
Council Ward:	2

Applicant's Request:

New/Used Tire Sales/Repair

Surrounding Land Uses:

NORTH:	DT-GC
EAST:	GC
WEST:	GC
SOUTH:	GC

Background, Issues and Analysis:

The subject property which is the site of a former filling station which has been vacant for 10 years. The applicant is requesting a Conditional Use Permit to operate a Tire Sales and Repair Facility which is permitted only by Conditional Use under GC zoning

Automotive/Truck - Sales, Service, Parts. It is the opinion of the DPC that the use is suitable for this location given the proximity to the highway, interstate and similar businesses, however the current state of the property is not suitable for this business. Tire changing equipment makes a lot of noise, that at an outdoor location as proposed would not be buffered by anything. The use of visible temporary storage facilities is also inconsistent with the goals and objectives of the Parkway Overlay District, of which this property is within.

Review Criteria:

Planning Commission will need to base its recommendation on the conditional use determination criteria outlined in Land Development Ordinance Code Section 7.503;

In addition to district regulations, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a Conditional Use Permit, whether to limit the time such Conditional Use is allowed and whether to restrict the Conditional Use to a particular owner or party.

- a. Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.**
- b. Whether or not the use is otherwise compatible with the surrounding area.**
- c. Whether or not the use proposed will result in a nuisance as defined under state law.**
- d. Whether or not quiet enjoyment of surrounding property will be adversely affected.**
- e. Whether or not property values of surrounding property will be adversely affected.**
- f. Whether or not adequate provisions are made for parking and traffic considerations.**
- g. Whether or not the site or intensity of the use is appropriate.**
- h. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.**

- i. Whether or not adequate provisions are made regarding hours of operation.**
- j. Whether or not adequate controls and limits are placed on commercial and business deliveries.**
- k. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.**
- l. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**
- m. Whether the application complies with any applicable specific requirements set forth in this chapter for Conditional Use Permits for particular types of uses.**
- n. Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.**
- o. Whether the Conditional Use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.**

Development Process Committee Recommendation:

At the May 16, 2012 meeting the Development Review Committee recommended approval of CUP#008-12 to allow tire sales and repair as requested with the following conditions:

- 1. All repair activities are required to take place inside a building with a minimum of three enclosed walls and necessary roll up doors installed to move vehicles in and out of repair bays.**
- 2. No storage or display of product is permitted outside.**
- 3. No temporary or movable storage containers are permitted on-site.**
- 4. Any alterations done to buildings on site shall conform to the architectural requirements of the Parkway Overlay District by which this site is governed.**

